

August 11,2005  
Minutes, Barrington Park Board

Called to order at 6:30 p.m. by President Mary McDermott  
Present were: Debbie Bass, Bill Wassmer, Donna Hagblom, Greg Fraser, Mike Perlman,  
John Bria, Evelyn Strong..

Visitors, Delores Lenhardt, Kurtis and Beverly Constantine, Cheryl Rushton, Linda Price.

Motion to approve minutes of July 9, 2005 meeting was made by Mike Perlman, second by  
Debbie Bass. All voted in favor.

Linda and Ray Price have been doing outside repairs and painting to their home on Norwalk, but  
had been told they needed permission form the Board to do so. She was asked to put it in  
writing, and left to do so.

Kurtis Constantine asked for permission to install a window in the 3<sup>rd</sup> room in his garage. He  
was told that he needed to submit a plan with specifications from an engineer and also to  
indemnify the Homeowners Association against any future damage to the foundation or structure  
should such damage be attributed to the construction of said window.

No other comments from visitors.

NEW BUSINESS:

Bruce detailed the monthly financial report.

Bruce reported the maintenance problem with the drainage line behind Norwalk Road. The line  
blockage could not be cleared because to equipment could not reach blockage. There needs to  
be another manhole installed so the equipment can work from both ends of the line. Given the  
problems with the age of the drainage pipe and the fact that it is collapsing in several places, the  
whole line needs to be replaced. Greg has talked to Taylorsville city about this problem. He  
feels that since the drainage also comes from 13<sup>th</sup> West, that they may be willing to work with  
the Park to replace it. He will talk to them about it before the next Board meeting.

Mary read letter from homeowner at 4251 Gloucester Ct addressed to Board. Their home has  
been for sale several months, and they feel the home has not sold because of the condition of the  
deck. They served notice of intent to contact an attorney to file a lawsuit if their deck is not  
replaced. She then read the letter written by she and Bruce in response and asked all board  
members to sign. Motion to approve signing the letter by all Board members was made by  
John, second by Katie. Motion passed. Letter was signed by those present.

Bruce ask the board to transfer money budgeted for other purposes to be transferred to deck repair. There are ten decks that have major safety issues. Coupled with the savings in labor costs this year and transferred funds, he would like \$30,000 for deck replacement. Motion to approve transfer made by Donna, second by Greg. All approve.

Several other common area maintenance issues: most cattails and grasses will be removed from the ponds and drainage ditches .

Approval was given to repair front porches that are pulling away from house at 1254 Thames and 1238 Southampton, as well as raise grade on home at 4265 Dunmore to correct a water problem.

A report on continuing repair to Comcast wire connections in the Park. A team of Comcast field engineers and officials surveyed their connections within the Park, and are replacing bad wire and reconfiguring the appearance of wires to make them more aesthetic. They found several illegal connections, which were removed. They also agreed to make inside only installations in all new contracts within the park, rather than run wires around the exterior.

Mrs. Price returned with the requested letter requesting permission to refurbish the exterior of their part of their twin home. The letter stated that they would waive any liability on the part of the Park Homeowners Association, and would follow the stated rules about color and style. Donna made motion to approve their request.

There followed a lengthy and rather heated discussion about the pros and cons of granting written permission to homeowners to do their own work. An opinion requested from our attorney advised against allowing it, but in no instance should there be granted written permission, as this would imply they may be considered Park employees and thereby create liability on the part of the Park for any injuries or damage. Donna withdrew her motion. Greg will meet with the Price family and explain why the Board will not give written permission, but will not prevent them from completing the work.

There have been several homeowners who state they are willing to refurbish their homes at their own expense. They have all asked only that should a special assessment be approved in the future, that they be given credit for the money they paid to refurbish their own homes. To address this situation, Greg made a motion to allow individual homeowners to contract with RhinoShield for the work, provided the entire building is done, that the quality standards for any replacement of siding and trim meet approval of both the Park Board and the Rhino Shield company. In the event of a special assessment, the only monetary relief will be for the actual amount spent.

Motion seconded by Bill. Those in favor were Greg, Evelyn, Bill, Donna, Mary. Abstaining from the vote were Mike, John, Katie, and Debbie. Motion carried.

Bruce has, in the past said that his employees would be willing to work, after their regular hours for any homeowner that would like help with various chores, etc. at their home that are not the responsibility of the maintenance crew, such as weeding the areas in flower beds, removing trash from under decks, etc. Greg made a motion to allow the hire of DFI's employees at \$20 per hour, to be paid by the homeowner. The homeowner would be billed for labor. Second by Bill, approved.

Homeowners present were excused and the Board considered the letters of complaint.

Several warning letters and two fines were approved.

Supported decision of appeals committee to enforce a fine assessed for pet violation.

In another matter that had been ruled on by the appeals committee, Mary recommended we drop the fine, since the offending party has moved out of the Park.

Both Mary and Mike expressed dismay at the perceived dissension among Board members.

John suggested that any homeowners with concerns about Board politics attend the meeting and address those concerns. It may help if everyone had their facts straight before denigrating other Board members.

Bruce announced pool party for employees and Board members and their partners on Sept. 9

Bill Wassmer invited Board members and their partners to his cabin in Summit County on Sept. 17;

Meeting adjourned at 8:50 p.m.

Next Board Meeting is Sept. 8, 2005 at 6:30 p.m.